



05 July 2016

ADDENDUM NO. 2

RE: REQUEST FOR OFFERS – 3071 RIVERSIDE DRIVE

Please note the following changes and/or clarifications to the above noted Request for Offers document:

Delete: The “Request for Offers and Evaluation Criteria” document has been deleted in its entirety and replaced with the following revised “Request for Offers and Evaluation Criteria”.

Replace with:



Request for Offers – 3071 Riverside Drive

Evaluation of Offers will be based on the degree to which proposals meet the objectives of the Ottawa Community Lands Development Corporation (OCLDC). Total score is based on **100 points**. The OCLDC will accept the offer with the highest overall score out of 100 points. The OCLDC reserves the right to reject any or all offers should it determine in its sole opinion that an offer does not adequately meet the objectives of the OCLDC.

Mandatory Criteria:

The following items must be provided before an Offer will be evaluated.

1. The standard City of Ottawa Agreement of Purchase and Sale form, executed by the Purchaser’s signing authority.
2. A certified deposit cheque in the amount of One Hundred Thousand Dollars (\$100,000.00), payable to the City of Ottawa.
3. A satisfactory Letter of Reference from a financial institution assuring the financial soundness of the Purchaser and its financial ability to complete the proposed development.

Evaluation Criteria:

1. Financial Submission: (60 points)

- a. Highest offer achieves score of 50 points. **(50 points)**
 - i. Offer must be for the entire property – 4.31 hectares (10.66 acres).

Points will be awarded based on standard deviation where the highest purchase price receives full points, and other Offers are allocated points pro-rata on the extent that they offer a lower purchase price.

- b. Closing before year-end 2016 and Purchaser's conditions for closing. **(10 points)**
 - i. Higher points awarded for closing before year-end 2016; partial points are awarded for a phased closing if at least 50% closes by year end. Points will be awarded based on standard deviation where a 2016 closing date for the full property receives full points, and other Offers are allocated points pro-rata on the extent that they offer a later closing date. A phased closing will be weighted based on the dates of the closing.
 - ii. Land is currently zoned Institutional; Purchaser will undertake re-zoning based on its Concept Plan.
 - iii. Executed original of the City's Agreement of Purchase and Sale must be included with the offer. Consideration of conditions added by the Purchaser may impact the score.
 - iv. Purchaser to undertake its own due diligence.

2. Planning and Design: (40 points)

- a. The proposed Concept Plan shall achieve a form of development that is in keeping with the City's Official Plan policies regarding Intensification, the applicable Secondary Plan policies for the Riverside Park neighbourhood, and the City's conceptual design plan that was developed in consultation with the existing community. **(20 points)**
 - i. Low density residential uses (e.g. R3 zoning) to be located adjacent to existing residential uses.
 - ii. Green / landscaped buffers provided between new uses and existing residential uses. Buffers are not intended to be conveyed to the City to own and maintain; they should be incorporated into the private development as part of yard setbacks.
 - iii. Medium density residential uses (e.g.. R5 zoning) to be located in areas of the site that do not abut existing residential uses.
 - iv. Maximum height of medium density buildings is six (6) storeys.
 - v. A variety of housing forms, geared to a variety of household types will receive a higher score.

- vi. A mix of uses is permitted, which may include Institutional uses and/or small scale retail or commercial uses.
- b. Elevation drawings should show design and finishes of proposed unit types. **(5 points)**
 - i. Higher quality of design and finishes will receive a higher score. (Note that Urban Design Review Panel approval will not be required as part of Site Plan Control Approval.)
 - c. Park requirements to be provided as follows: **(5 points)**
 - i. The proposed Concept Plan must incorporate a minimum park area of 0.6 hectares (1.5 acres) in accordance with the Terms of Reference outlined below. Through the Planning Approvals process, the developer will be responsible for construction of the park.

Terms of Reference for the Park Block

- Community consultation will be undertaken to further develop the programming in the park once a Concept Plan is selected. There may be a need for children’s play facilities (play structures, water play or courts) in this residential neighborhood, bounded by Walkley Rd., Riverside Dr., the railway tracks, Brookfield Rd. and the Airport Pkwy. The proposed Concept Plan must therefore consider:
 - A new park in the Bayview School site should be a minimum of 0.6 ha (1.5 ac.) in size and include the following features:
 - Park dedication to be in one block, with some public road frontage.
 - A minimum of two pedestrian park access points from public roads.
 - A minimum of 75% of the park area to be of level grade to allow for the possible development of some of the following accessible recreational facilities:
 - Children’s play area with equipment suitable for pre-school and school age groups
 - Water Play (splash pad)
 - Shade Shelter
 - Basketball Court
 - Adult Fitness Stations
 - Park pathways, landscaping, furniture (benches, picnic/games tables, bike racks) and fencing, may be required.
 - Water and Electrical Service may be required.
- d. The City’s Housing First Policy may be met as follows: **(5 points)**
 - i. Points will be awarded where the proposed Development Plan incorporates a block of land with an area of 0.3 hectares (0.75 acres) to be retained by, or re-conveyed to the City as an “Affordable Housing” block of land. The Development Plan may include a conceptual footprint of a development that meets the Terms of Reference for the Affordable Housing Block outlined below.

If this block is provided through the Concept Plan contained in the Offer, the City’s Housing Branch will issue a separate Request for Proposals related to this Block of land. For more information about this process, please contact Housing Branch staff at: Saide Sayah; Program Manager, Affordable Housing; 613-580-2424. Ext. 43083 or at Saide.Sayah@ottawa.ca.

Terms of Reference for the Affordable Housing Block

- The 0.3-hectare block will be located within an area intended for Medium Density zoning.
- Block to be appropriate for development in terms of shape and grade.
- Access to be provided from a public street, if possible. A private lane is acceptable, but less desirable.
- Number of dwellings to be accommodated is approximately 40 to 50 units.
- Surface parking for 30 to 40 cars will need to be accommodated.

e. Innovations: **(5 points)**

- i. Environmental and sustainability innovations are encouraged, and the Purchaser is asked to identify environmental and sustainability commitments within the checklist included as Schedule ‘G’ to the Agreement of Purchase of Sale. The Purchaser should also provide any relevant details of innovations that can be delivered within the proposed Development Plan. Other types of innovations may be considered in the evaluation as well.
- ii. Commitment to achieving any innovations should be included in the Purchaser’s proposed additional conditions to the City’s Agreement of Purchase and Sale.

Offers will be evaluated and scored in accordance with the rated requirements of this Request for Offers and the following Scoring Guide:

Rating Criteria	
Percent of Available Evaluation Points	Scoring Guideline
100	A Purchaser’s offer that is superior to expectations.
85	A Purchaser’s offer that exceeds expectations.
70	A Purchaser’s offer that meets expectations.
50	A Purchaser’s offer that only partially meets expectations or where elements are addressed to varying degrees with some only

	being addressed minimally
0	A Purchaser's offer that is wholly unacceptable or where there is no response at all. Responses do not address any of the specified elements.

Satisfaction of Condition(s) in Favour of the City in the Agreement of Purchase and Sale

The City of Ottawa and OCLDC intends to identify a prospective Purchaser in accordance with the above-described process and to enter into the Agreement of Purchase and Sale with such prospective Purchaser.

All actual or potential Purchasers for this property acknowledge and agree that the Agreement of Purchase and Sale is conditional on and subject to the obtaining any necessary authorizations and approvals required, including the approval of City Council. The nature of such condition(s) is/are described in the Agreement of Purchase and Sale. All actual and potential Purchasers are advised that no provision of this Request for Offer or the Agreement of Purchase and Sale is intended to operate, nor shall any such provision have the effect of operating, in any way so as to interfere with or otherwise fetter the absolute discretion of City Council in the exercise of any review and approval right accorded to it in connection with the Agreement of Purchase and Sale, or otherwise pursuant to applicable laws or regulations.

All actual or potential Purchasers for this property also acknowledge and agree that the Agreement of Purchase and Sale is conditional on preparation and submission to the City of Ottawa and OCLDC of a draft Concept Plan pursuant to which it will develop the property which, among other things, demonstrates awareness of what planning authorities may require, including but not limited to the requirements of planning authorities identified in the Agreement of Purchase and Sale. For this purpose, an actual or potential Purchaser's Concept Plan will be that submitted with its Offer, as may be updated during the Request for Offers process.

Reserved Rights:

The City of Ottawa and/or OCLDC, as applicable may, in their sole discretion:

1. enter into negotiations with a Purchaser regarding any and all aspects of their Offer, including, but not limited to the purchase price offered, any proposed conditions added by the Purchaser to the Agreement of Purchase and Sale, and any elements of a Concept Plan or Development Plan submitted;
2. accept any offer (including its associated Agreement of Purchase and Sale) in whole or in part without negotiations;
3. reject any or all of the Offers;
4. if only one Offer is received, elect to accept or to reject it;

5. elect to discontinue this Request for Offers process at any time;
6. cancel, alter or suspend, in whole or in part, this Request for Offers process and its stated timelines or any other aspect of it;
7. change the limits, scope and details of this Request for Offers process;
8. cancel this Request for Offers process and subsequently advertise or call for new submissions for the same or different subject matter with the same or different participants;
9. cancel this Request for Offers process and subsequently dispose of the subject property as per the Ottawa Community Lands Development Corporation Policies, Disposal of Real Property Policy approved by Council on July 8, 2015;
10. reject or refuse to consider any Offer that contains false, misleading or misrepresented information; and/or
11. reject or refuse to consider an Offer from a Purchaser with which the City of Ottawa and/or OCLDC has had a previous, or currently has an ongoing, commercial or legal dispute.

The City of Ottawa and OCLDC shall not be liable for any expense, cost, loss or damage incurred or suffered by any actual or potential Purchaser or any person connected with any one of them, as a result of any foregoing action taken by the City of Ottawa and OCLDC.

Parties Interested in Purchasing Smaller Parcels:

A list of parties who have expressed interest in acquiring part of the 10.66 acre property is included below. Purchasers are encouraged to contact these parties directly through the contact details provided.

Entity	Contact Information	Use	Parcel Size	Description
St. Elias Church	Bassam Hamwi - (BHamwi@morrisonhershfield.com) George Hanna - George@gabrielpizza.com Church Administration - info@steliascathedral.com	Seniors' Retirement Home	1.0 to 1.5 acres	Please contact.
Church of Ottawans	Chanhong Sun – sunarch44@hotmail.com	Place of worship	0.5 acres	Please contact.
Private Elementary School	Martin Aass – Maass@cresa.com Cresa Ottawa Realty Inc. 613-688-7200	School facility, including gymnasium of approximately 30,000 square feet	0.68 acres	The school is interested in exploring options whereby the school may become both an equity partner in a development and also a long term tenant within the project.
Retirement Residence	Lionel Kirby, Royal Lepage/Commercial Tel: 613-852-2301 lionel@royalpage.ca	Retirement residence(s)	To be determined.	TBD
ICCC (Indo-Canadian Community Centre)	Biju George (President) biju11george@gmail.com Tel: 613 761-3219 Alternative contact: Sushma Barewal Tel: 613 619-5990	Community Centre	1.5 to 2.0 acres	Please contact.

Concept Plan Details Sheet – 3071 Riverside Drive

Developer / Purchaser: _____

1. Offer price for 10.66 acres \$ _____
2. Offer price/acre \$ _____
3. Concept Plan Reference #'s _____
4. Elevation drawings Reference #'s _____
5. Brief Planning Rationale to describe how the proposed Development Plan meets with the City's requirements and integrates into and complements the existing community. Include a brief description of any Planning approvals anticipated.
6. Describe roadways – Are they public roads, and if so, to what standard, or are they private lanes?
7. Area of park to be provided (minimum of 1.5 acres is required). _____
8. Provide a table detailing the type and number of residential units that can be cross-referenced against the Concept Plan submission.
9. Describe how the Affordable Housing Block is integrated into the Development Plan, if applicable.
10. If available, please provide examples of similar projects as evidence of experience.

For further information, please contact:

Lauren Reeves, MCIP, RPP
Senior Planner
Real Estate Partnerships and Development Office
Lauren.Reeves@Ottawa.ca
Telephone: 613-580-2424, ext. 27596